

**Chapter 21A.08  
PERMITTED USES**

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**21A.08.010 Establishment of uses.** The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding sixty days. A use which will operate for less than sixty days is considered a temporary use, and subject to the requirements of K.C.C. 21A.32 of this title. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in unincorporated King County. (Ord. 10870 § 328, 1993).

**21A.08.020 Interpretation of land use tables.**

A. The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

C. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

D. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

E. If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

F. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

G. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

H. All applicable requirements shall govern a use whether or not they are cross-referenced in a section. (Ord. 10870 § 329, 1993).

**21A.08.030 Residential land uses.****A. Residential land uses.**

| <b>KEY</b>                       |                                   | <b>Z<br/>O<br/>N<br/>E</b>  | <b>RESOURCE</b> |          |          | <b>RESIDENTIAL</b> |           |             |               | <b>COMMERCIAL/INDUSTRIAL</b> |           |           |          |          |
|----------------------------------|-----------------------------------|---|-----------------|----------|----------|--------------------|-----------|-------------|---------------|------------------------------|-----------|-----------|----------|----------|
| <b>P</b> -Permitted Use          |                                   |   | <b>A</b>        | <b>F</b> | <b>M</b> | <b>R</b>           | <b>U</b>  | <b>R</b>    | <b>U</b>      | <b>R</b>                     | <b>N</b>  | <b>B</b>  | <b>C</b> | <b>B</b> |
| <b>C</b> -Conditional Use        |                                   |   | <b>G</b>        | <b>O</b> | <b>I</b> | <b>R</b>           | <b>R</b>  | <b>E</b>    | <b>R</b>      | <b>E</b>                     | <b>E</b>  | <b>I</b>  | <b>O</b> | <b>B</b> |
| <b>S</b> -Special Use            |                                   |   | <b>R</b>        | <b>R</b> | <b>N</b> | <b>A</b>           | <b>A</b>  | <b>S</b>    | <b>B</b>      | <b>S</b>                     | <b>I</b>  | <b>G</b>  | <b>M</b> | <b>U</b> |
|                                  |                                   |   | <b>C</b>        | <b>E</b> | <b>E</b> | <b>L</b>           | <b>N</b>  | <b>R</b>    | <b>A</b>      | <b>I</b>                     | <b>H</b>  | <b>B</b>  | <b>U</b> | <b>N</b> |
|                                  |                                   |   | <b>U</b>        | <b>S</b> | <b>R</b> |                    |           | <b>E</b>    | <b>N</b>      | <b>D</b>                     | <b>O</b>  | <b>R</b>  | <b>I</b> | <b>S</b> |
|                                  |                                   |   | <b>L</b>        | <b>T</b> | <b>A</b> |                    |           | <b>N</b>    |               | <b>E</b>                     | <b>M</b>  | <b>O</b>  | <b>N</b> | <b>S</b> |
|                                  |                                   |   | <b>T</b>        | <b>R</b> | <b>L</b> |                    |           |             |               | <b>T</b>                     | <b>I</b>  | <b>N</b>  | <b>A</b> | <b>S</b> |
|                                  |                                   |   | <b>R</b>        | <b>E</b> | <b>L</b> |                    |           |             |               | <b>H</b>                     | <b>O</b>  | <b>O</b>  | <b>D</b> |          |
|                                  |                                   |   | <b>E</b>        |          |          |                    |           |             |               | <b>D</b>                     |           |           |          |          |
| <b>SIC #</b>                     | <b>SPECIFIC LAND USE</b>          |   | <b>A</b>        | <b>F</b> | <b>M</b> | <b>RA</b>          | <b>UR</b> | <b>R1-8</b> | <b>R12-48</b> | <b>NB</b>                    | <b>CB</b> | <b>RB</b> | <b>O</b> | <b>I</b> |
|                                  | <b>DWELLING UNITS, TYPES:</b>     |   |                 |          |          |                    |           |             |               |                              |           |           |          |          |
| *                                | Single Detached                   |   | P<br>C12        | P2       |          | P<br>C12           | P<br>C12  | P<br>C12    | P<br>C12      | P17                          |           |           |          |          |
| *                                | Townhouse                         |   |                 |          |          | C4                 | C4        | P<br>C11    | P             | P3                           | P3        | P3        | P3       |          |
| *                                | Apartment                         |   |                 |          |          | C4                 | C4        | P5<br>C4    | P             | P3                           | P3        | P3        | P3       |          |
| *                                | Mobile Home Park                  |   |                 |          |          | S13                |           | C8          | P             |                              |           |           |          |          |
| *                                | Cottage Housing                   |   |                 |          |          |                    |           | P15         |               |                              |           |           |          |          |
|                                  | <b>GROUP RESIDENCES:</b>          |   |                 |          |          |                    |           |             |               |                              |           |           |          |          |
| *                                | Community Residential Facility-I  |   |                 |          |          | C                  | C         | P14.a<br>C  | P             | P3                           | P3        | P3        | P3       |          |
| *                                | Community Residential Facility-II |   |                 |          |          |                    |           | P14.b       | P             | P3                           | P3        | P3        | P3       |          |
| *                                | Dormitory                         |   |                 |          |          | C6                 | C6        | C6          | P             |                              |           |           |          |          |
| *                                | Senior Citizen Assisted Housing   |   |                 |          |          |                    | P4        | P4          | P             | P3                           | P3        | P3        | P3       |          |
|                                  | <b>ACCESSORY USES:</b>            |   |                 |          |          |                    |           |             |               |                              |           |           |          |          |
| *                                | Residential Accessory Uses        |   | P7<br>P18       | P7       |          | P7                 | P7        | P7          | P7            | P7                           | P7        | P7        | P7       |          |
| *                                | Home Occupation                   |   | P               | P        |          | P                  | P         | P           | P             | P                            | P         | P         | P        |          |
| *                                | Home Industry                     |   | C               |          |          | C                  | C         | C           |               |                              |           |           |          |          |
|                                  | <b>TEMPORARY LODGING:</b>         |   |                 |          |          |                    |           |             |               |                              |           |           |          |          |
| 7011                             | Hotel/Motel (1)                   |   |                 |          |          |                    |           |             |               |                              | P         | P         | P        |          |
| *                                | Bed and Breakfast Guesthouse      |   | P9              |          |          | P9                 | P9        | P9          | P9            | P9                           | P10       | P10       |          |          |
| 7041                             | Organization Hotel/Lodging Houses |   |                 |          |          |                    |           |             |               |                              |           | P         |          |          |
| <b>GENERAL CROSS REFERENCES:</b> |                                   | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;<br>Development Standards, see K.C.C. chapters 21A.12 through 21A.30;<br>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;<br>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;<br>(*)Definition of this specific land use, see K.C.C. chapter 21A.06. |                 |          |          |                    |           |             |               |                              |           |           |          |          |

- B. Development conditions.
  - 1. Except bed and breakfast guesthouses.
  - 2. In the forest production district, the following conditions apply:
    - a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage disposal systems and driveways. Additional site disturbance for agriculture, including raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm management (conservation) plan is prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot;
    - b. A forest management plan shall be required for any new residence in the forest production district, that shall be reviewed and approved by the King County department of natural resources and parks before building permit issuance; and
    - c. The forest management plan shall incorporate a fire protection element that includes fire safety best management practices developed by the department.
  - 3. Only as part of a mixed use development subject to the conditions of K.C.C. chapter 21A.14, except that in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and 21A.14.180.
  - 4.a. Only in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of K.C.C. 21A.32.
    - b. In the R-1 zone, apartment units are permitted, provided that:
      - (1) The proposal shall be subject to a conditional use permit when exceeding base density,
      - (2) At least fifty percent of the site is constrained by unbuildable critical areas. For purposes of this section, unbuildable critical areas shall include wetlands, streams and slopes forty percent or steeper and associated buffers; and
      - (3) The density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or
    - c. In the R-4 through R-8 zones, apartment units are permitted, provided that the proposal shall be subject to a conditional use permit when exceeding base density, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.
  - 5. Apartment units are permitted outright as follows:
    - a. In the R-1 zone when at least fifty percent of the site is constrained by unbuildable critical areas that for purposes of this section, includes wetlands, streams and slopes forty percent or steeper and associated buffers, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or
    - b. In the R-4 through R-8 zones, provided that the density does not exceed eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.
  - 6. Only as accessory to a school, college, university or church.
  - 7.a. Accessory dwelling units:
    - (1) Only one accessory dwelling per primary single detached dwelling unit;
    - (2) Only in the same building as the primary dwelling unit on:
      - (a) an urban lot that is less than five thousand square feet in area;
      - (b) except as otherwise provided in subsection B.7.a.(5) of this section, a rural lot that is less than the minimum lot size; or
      - (c) a lot containing more than one primary dwelling;
    - (3) The primary dwelling unit or the accessory dwelling unit shall be owner occupied;
    - (4)(a) Except as otherwise provided in subsection B.7.a(5) of this section, one of the dwelling units shall not exceed a floor area of one thousand square feet except when one of the dwelling units is wholly contained within a basement or attic; and
    - (b) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;

- (5) On a site zoned RA:
  - (a) If one transferable development right is purchased from the rural area under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum floor area up to one thousand five hundred square feet; and
  - (b) If one transferable development right is purchased from the rural area under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5 zoned lot that is at least two and one-half acres and less than three and three-quarters acres;
- (6) One additional off-street parking space shall be provided;
- (7) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and
- (8) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone; and
- (9) Accessory dwelling units and accessory living quarters are not allowed in the F zone.
  - b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, but only if there are:
    - (1) no aircraft sales, service, repair, charter or rental; and
    - (2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.
- c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.
- 8. Mobile home parks shall not be permitted in the R-1 zones.
- 9. Only as accessory to the permanent residence of the operator, and:
  - a. Serving meals to paying guests shall be limited to breakfast; and
  - b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.
- 10. Only if part of a mixed use development, and subject to the conditions of K.C.C. 21A.08.030.B.10.
- 11. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.
- 12. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in K.C.C. 21A.08.030.B.7.
- 13. No new mobile home parks are allowed in a rural zone.
- 14.a. Limited to domestic violence shelter facilities.
- b. Limited to domestic violence shelter facilities with no more than eighteen residents or staff.
- 15. Only in the R4-R8 zones limited to:
  - a. developments no larger than one acre;
  - b. not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre;
  - c. All units must be cottage housing units with no less than three units and no more than sixteen units, provided that if the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in subsection B.25. of this section or the floor area and footprint limits in K.C.C. 21A.14.025.B; and
  - d. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

16. The development for a detached single-family residence shall be consistent with the following:

- a. The lot must have legally existed before March 1, 2005;
- b. The lot has a comprehensive plan land use designation of Rural Neighborhood or Rural Residential; and
- c. The standards of this title for the RA-5 zone shall apply.

17. Housing for agricultural employees who are employed by the owner or operator of the site year-round as follows:

- a. Not more than:
  - (1) One agricultural employee dwelling unit on a site under twenty acres;
  - (2) Two agricultural employee dwelling units on a site between twenty acres and fifty acres;
  - (3) Three agricultural employee dwelling units on a site greater than fifty acres and less than one-hundred acres; and
  - (4) On sites one-hundred acres and larger one additional agricultural employee dwelling unit for each additional one hundred acres;
- b. The primary use of the site shall be agricultural in SIC Industry Group No. 01-Growing and Harvesting Crops or SIC Industry Group No. 02-Raising Livestock and Small Animals. If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units shall be removed;
- c. The applicant shall file with the department of executive services, records and licensing services division, a notice approved by the department that identifies the agricultural employee dwelling units as accessory and that the dwelling units shall only be occupied by agricultural employees who are employed by the owner or operator year-round. The notice shall run with the land. The applicant shall submit to the department proof that the notice was filed with the department of executive services, records and licensing services division, before the department approves any permit for the construction of agricultural employee dwelling units;
- d. An agricultural employee dwelling unit shall not exceed a floor area of one thousand square feet and may be occupied by no more than eight unrelated agricultural employees;
- e. One off-street parking space shall be provided for each agricultural employee dwelling unit; and
- f. The agricultural employee dwelling units shall be constructed in compliance with K.C.C. Title 16. (Ord. 16950 § 14, 2010: Ord. 16267 § 19, 2008: Ord. 16040 § 3, 2008: Ord. 15974 § 6, 2007: Ord. 15971 § 93, 2007: 15606 § 11, 2006: Ord. 15032 § 10, 2004: Ord. 14279 § 1, 2002: Ord. 14199 § 232, 2001: Ord. 14045 § 10, 2001: Ord. 12786 § 2, 1997: Ord. 12596 § 3, 1997: Ord. 12522 § 3, 1996: Ord. 12273 § 1, 1996: Ord. 12243 § 1, 1996: Ord. 11621 § 135, 1994: Ord. 11157 § 11, 1993: Ord. 10870 § 330, 1993).

**21A.08.040 Recreational/cultural land uses.**

A. Recreational/cultural land uses.

| KEY                       |   | Z<br>O<br>N<br>E | RESOURCE  |        |                   | RESIDENTIAL    |                |                |              | COMMERCIAL/INDUSTRIAL |           |          |          |           |            |
|---------------------------|---|------------------|---|--------|-------------------|----------------|----------------|----------------|--------------|-----------------------|-----------|----------|----------|-----------|------------|
| P-Permitted Use           | C-Conditional Use                         |                  | S-Special Use   | A      | F                 | M              | RA             | UR             | R1-8         | R12-48                | NB        | CB       | RB       | O         | I          |
|                           |   |                  | GRICULTURE  | FOREST | MINERAL           | URAL           | URBAN          | RESIDENTIAL    | NEIGHBORHOOD | BUSINESS              | COMMUNITY | BUSINESS | REGIONAL | OFFICE    | INDUSTRIAL |
| SIC#                      | SPECIFIC LAND USE                         |                  | A   | F      | M                 | RA             | UR             | R1-8           | R12-48       | NB                    | CB        | RB       | O        | I         |            |
|                           | PARK/RECREATION:                          |                  |   |        |                   |                |                |                |              |                       |           |          |          |           |            |
| *                         | Park                                      | P1               | P1  | P1     | P1                | P1             | P1             | P1             | P1           | P                     | P         | P        | P        | P13       |            |
|                           | Large Active Recreation and Multiuse Park |                  | P1  | P1     | P1                | P1             | P1             | P1             | P1           | P                     | P         | P        | P        | P13       |            |
| *                         | Trails                                    | P                | P   | P      | P                 | P              | P              | P              | P            | P                     | P         | P        | P        | P         |            |
| *                         | Campgrounds                               |                  | P16 C16 a   | P16    | P16 C16 a         | P16 C16 a      |                |                |              |                       |           |          |          | P16 C16 a |            |
| *                         | Destination Resorts                       |                  | S   |        | S18               | C              |                |                |              |                       |           | C        |          |           |            |
| *                         | Marina                                    |                  | C3  |        | C4                | C4             | C4             | C4             | P5           | P                     | P         | P        | P        |           |            |
| *                         | Recreational Vehicle Park                 |                  | P19   | P19    | C2 and 18 P19     | C2 P19         |                |                |              |                       |           |          |          |           |            |
| *                         | Sports Club (17)                          |                  |   |        | C4 and 18         | C4             | C4             | C4             | C            | P                     | P         |          |          |           |            |
| *                         | Ski Area                                  |                  | S   |        | S18               |                |                |                |              |                       |           |          |          |           |            |
| *                         | Recreational Camp                         |                  | C   |        | P24 C             |                |                |                |              |                       |           |          |          |           |            |
|                           | AMUSEMENT/ENTERTAINMENT:                  |                  |   |        |                   |                |                |                |              |                       |           |          |          |           |            |
| *                         | Adult Entertainment Business              |                  |   |        |                   |                |                |                |              |                       | P6        | P6       | P6       |           |            |
| *                         | Theater                                   |                  |   |        |                   |                |                |                |              |                       | P         | P        | P        | P25       |            |
| 7833                      | Theater, Drive-in                         |                  |   |        |                   |                |                |                |              |                       |           | C        |          |           |            |
| 793                       | Bowling Center                            |                  |   |        |                   |                |                |                |              |                       | P         | P        |          | P         |            |
| *                         | Golf Facility                             |                  |   |        | C7 and 18         | P7             | P7             | P7             |              |                       |           |          |          |           |            |
| 7999 (14)                 | Amusement and Recreation Services         |                  | P21   | P21    | P8 P21 C15 and 18 | P8 P21 P22 C15 | P8 P21 P22 C15 | P8 P21 P22 C15 | P21 P22      | P                     | P         | P21      | P21      |           |            |
| *                         | Indoor Paintball Range                    |                  |   |        |                   |                |                |                |              | P26                   | P26       |          |          | P26       |            |
| *                         | Outdoor Paintball Range                   |                  |   |        | C27               | C27            |                |                |              |                       |           |          |          |           |            |
| *                         | Shooting Range                            |                  | C9  |        | C9 and 18         |                |                |                |              |                       |           | C10      |          | P10       |            |
| *                         | Amusement Arcades                         |                  |   |        |                   |                |                |                |              | P                     | P         |          |          |           |            |
| 7996                      | Amusement Park                            |                  |   |        |                   |                |                |                |              |                       | C         |          |          |           |            |
| *                         | Outdoor Performance Center                |                  | S   |        | C12 S18           |                | P20            | P20            |              |                       |           | S        |          |           |            |
|                           | CULTURAL:                                 |                  |   |        |                   |                |                |                |              |                       |           |          |          |           |            |
| 823                       | Library                                   |                  |   |        | P11               | P11 C          | P11 C          | P28            | P            | P                     | P         | P        | P        |           |            |
| 841                       | Museum                                    | C23              | C23   |        | P11               | P11 C          | P11 C          | P28            | P            | P                     | P         | P        | P        | P         |            |
| 842                       | Arboretum                                 | P                | P   |        | P                 | P              | P              | P              | P            | P                     | P         | P        | P        |           |            |
| *                         | Conference Center                         |                  |   |        | P11 C12           | P11 C12        | P11 C          | P11 C          | P            | P                     | P         | P        | P        |           |            |
| GENERAL CROSS REFERENCES: |   |                  | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;<br>Development Standards see K.C.C. chapters 21A.12 through 21A.30;<br>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;<br>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;<br>(* )Definition of this specific Land Use, see K.C.C. chapter 21A.06. |        |                   |                |                |                |              |                       |           |          |          |           |            |



## B. Development conditions.

1. The following conditions and limitations shall apply, where appropriate:
  - a. No stadiums on sites less than ten acres;
  - b. Lighting for structures and fields shall be directed away from residential areas;
  - c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, except for structures in on-site recreation areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;
  - d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and
  - e. Overnight camping is allowed only in an approved campground.
2. Recreational vehicle parks are subject to the following conditions and limitations:
  - a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period;
  - b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and
  - c. Sewage shall be disposed in a system approved by the Seattle-King County health department.
3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application.
4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to the following conditions and limitations:
  - a. The bulk and scale shall be compatible with residential or rural character of the area;
  - b. For sports clubs, the gross floor area shall not exceed ten thousand square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and
  - c. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs.
5. Limited to day moorage.
- 6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than three thousand feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned RA, UR or R or that contain the uses identified in this subsection B.6.a.
- b. Adult entertainment businesses shall not be permitted within an area likely to be annexed to a city subject to an executed interlocal agreement between King County and a city declaring that the city will provide opportunities for the location of adult businesses to serve the area. The areas include those identified in the maps attached to Ordinance 13546.
7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least fifty feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Within the RA zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area, regionally significant resource areas or locally significant resource areas. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than ten thousand square feet. Furthermore, the residential density that is otherwise permitted by the zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued.
8. Limited to golf driving range[s,]\* only as:
  - a. accessory to golf courses; or
  - b. accessory to a large active recreation and multiuse park.

9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, but existing facilities shall be exempt.

b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets or arrows from leaving the property.

c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops or butts; and approximate locations of buildings on adjoining properties.

d. Subject to the licensing provisions of K.C.C. Title 6.

10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6;

b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

(1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.

11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated rural town.

13. Subject to the following:

a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;

b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;

c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and

d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

14. Excluding amusement and recreational uses classified elsewhere in this chapter.

15. For amusement and recreation services not otherwise provided for in this chapter:

a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on sites at least five acres or larger;

b. Retail sales are limited to incidental sales to patrons of the amusement or recreation service; and

c. Does not involve the operation of motor vehicles or off-road vehicles, including, but not limited to, motorcycles and go-carts.

16. Subject to the following conditions:

a. The length of stay per party in campgrounds shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; and

b. Only for campgrounds that are part of a proposed or existing county park, that are subject to review and public meetings through the department of natural resources and parks.

17. Only for stand-alone sports clubs that are not part of a park.

18. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone.

19. Only as an accessory to a large active recreation and multiuse park.

20. Only as an accessory to a large active recreation and multiuse park with the floor area of an individual outdoor performance center stage limited to three thousand square feet.

21. Limited to rentals of sports and recreation equipment with a total floor area of no more than seven hundred fifty square feet and only as accessory to a park, or in the RA zones, to a large active recreation and multiuse park.

22. Only as accessory to a large active recreation and multiuse park and limited to:

a. water slides, wave pools and associated water recreation facilities; and

b. rentals of sports and recreation equipment.

23. Limited to natural resource and heritage museums and only allowed in a farm or forestry structure, including but not limited to barns or sawmills, existing as of December 31, 2003.

24. Use is permitted without a conditional use permit only when in compliance with all of the following conditions:

a. The use is limited to camps for youths or for persons with special needs due to a disability, as defined by the American With Disabilities Act of 1990, or due to a medical condition and including training for leaders for those who use the camp;

b. Active recreational activities shall not involve the use of motorized vehicles such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The prohibition on motorized vehicles does not apply to such vehicles that may be necessary for operation and maintenance of the facility or to a client-specific vehicle used as a personal mobility device;

c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number of overnight campers, not including camp personnel, in a new camp shall not exceed:

(a) one hundred and fifty for a camp between twenty and forty acres; or

(b) for a camp greater than forty acres, but less than two hundred and fifty acres, the number of users allowed by the design capacity of a water system and on-site sewage disposal system approved by the department of health, Seattle/King County, up to a maximum of three hundred and fifty; and

(2) Existing camps shall be subject to the following:

(a) For a camp established before August 11, 2005, with a conditional use permit and is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers, not including camp personnel, may be up to one hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

(b) For a camp established before August 11, 2005, with a conditional use permit and is one hundred and sixty acres or larger, but less than two hundred acres, the number of overnight campers, not including camp personnel, may be up to three hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section. The camp may terminate operations at its existing site and establish a new camp if the area of the camp is greater than two hundred and fifty acres and the number of overnight campers, not including camp personnel, shall not exceed seven hundred.

d. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

e. The camp facilities, such as a medical station, food service hall, and activity rooms, shall be of a scale to serve overnight camp users;

f. The minimum size of parcel for such use shall be twenty acres;

g. Except for any permanent caretaker residence, all new structures where camp users will be housed, fed or assembled shall be no less than fifty feet from properties not related to the camp;

h. In order to reduce the visual impacts of parking areas, sports and activity fields or new structures where campers will be housed, fed or assembled, the applicant shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest property line and such parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to achieve the required level of screening;

i. If the site is adjacent to an arterial roadway, access to the site shall be directly onto said arterial unless direct access is unsafe due inadequate sight distance or extreme grade separation between the roadway and the site;

j. If direct access to the site is via local access streets, transportation demand management measures, such as use of carpools, buses or vans to bring in campers, shall be used to minimize traffic impacts;

k. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any adjacent property; and

l. A community meeting shall be convened by the applicant [before]\*\* submittal of an application for permits to establish a camp, or to expand the number of camp users on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the meeting shall be provided at least two weeks in advance to all property owners within five hundred feet, or at least twenty of the nearest property owners, whichever is greater. The notice shall at a minimum contain a brief description of the project and the location, as well as, contact persons and numbers.

25. Limited to theaters primarily for live productions located within a Rural Town designated by the King County Comprehensive Plan.

- 26.a. Only in an enclosed building; and
- b. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be maintained in the department.
- 27. Minimum standards for outdoor paintball recreation fields:
  - a. The minimum site area is twenty-five acres;
  - b. Structure shall be no closer than one hundred feet from any lot line adjacent to a residential zoned property;
  - c. The area where paintballs are discharged shall be located more than three hundred feet of any lot line and more than five hundred feet from the lot line of any adjoining residential property. The department may allow for a lesser setback if it determines through the conditional use permit review that the lesser setback in combination with other elements of the site design provides adequate protection to adjoining properties and rights-of-ways;
  - d. A twenty-foot high nylon mesh screen shall be installed around all play areas and shall be removed at the end of each day when the play area is not being used. The department may allow for the height of the screen to be lowered to no less than ten feet if it determines through the conditional use permit review that the lower screen in combination with other elements of the site design provides adequate protection from discharged paintballs;
  - e. All parking and spectator areas, structures and play areas shall be screened from adjoining residential zoned property and public rights of way with Type 1 landscaping at least ten feet wide;
  - f. Any retail sales conducted on the property shall be accessory and incidental to the permitted activity and conducted only for the participants of the site;
  - g. A plan of operations specifying days and hours of operation, number of participants and employees, types of equipment to be used by users of the site, safety procedures, type of compressed air fuel to be used on the site and storage and maintenance procedures for the compressed air fuel shall be provided for review in conjunction with the conditional use permit application. All safety procedures shall be reviewed and approved by department of public safety before submittal of the conditional use permit application. All activities shall be in compliance with National Paintball League standards;
  - h. The hours of operation shall be limited to Saturdays and Sundays and statutory holidays from 8:30 A.M. to 8:30 P.M., and further restricted as applicable to daylight hours;
  - i. No more than one hundred paintball players shall be allowed on the site at any one time;
  - j. No outdoor lights or amplified sounds shall be permitted;
  - k. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the department determines through the conditional use permit review that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage;
  - l. The facility shall be secured at the close of business each day;
  - m. All equipment and objects used in the paintball activities shall be removed from the site within ninety days of the discontinuance of the paintball use; and
  - n. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be submitted with the conditional use permit application and shall be maintained in the department.
- 28. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. (Ord. 16950 § 15, 2010: Ord. 16333 § 2, 2008: Ord. 16267 § 20, 2008: Ord. 15606 § 12, 2006: Ord. 15245 § 3, 2005: Ord. 15032 § 11, 2004: Ord. 14807 § 4, 2003: Ord. 14185 § 2, 2001: Ord. 14045 § 11, 2001: Ord. 13546 § 3, 1999: Ord. 13278 § 3, 1998: Ord. 13022 § 11, 1998: Ord. 12930 § 1, 1997: Ord. 12596 § 4, 1997: Ord. 12303 § 1, 1996: Ord. 12243 § 3, 1996: Ord. 11821 § 1, 1995: Ord. 11621 § 35, 1994: Ord. 11288 § 1, 1994: Ord. 11177 § 2, 1993: Ord. 10870 § 331, 1993).

**\*\*Reviser's note: Language added but not underline in Ordinance 16950. See K.C.C. 1.24.075.**

A. General services land uses.

(King County 12-2010)

|  |                                     |  |     |  |                                      |            |            |            |   |           |           |      |   |
|--|-------------------------------------|--|-----|--|--------------------------------------|------------|------------|------------|---|-----------|-----------|------|---|
| *  | Secondary or High School            |  |     |  | P16<br>C15<br>and<br>26<br>and<br>31 |            |            |            |   | P16c<br>C | P16c<br>C | P16c |   |
| *  | Vocational School                   |  |     |  | P13a<br>C31                          | P13a<br>C  | P13a<br>C  | P13a<br>C  |   |           | P         | P17  | P |
| *  | Specialized Instruction<br>School   |  |     |  | P19<br>C20<br>and<br>31              | P19<br>C20 | P19<br>C20 | P19<br>C20 | P | P         | P         | P17  | P |
| *  | School District Support<br>Facility |  | P18 |  | P16<br>C15<br>and<br>23<br>and<br>31 |            | P23<br>C   | P23<br>C   | C | P         | P         | P    | P |
| <b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;<br>Development Standards, see K.C.C. chapters 21A.12 through 21A.30;<br>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;<br>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;<br>(*)Definition of this specific Land Use, see K.C.C. chapter 21A.06. |                                     |  |     |  |                                      |            |            |            |   |           |           |      |   |

**B. Development conditions.**

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
  - a. 835-Day Care Services, and
  - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
  - a. 723-Beauty Shops;
  - b. 724-Barber Shops;
  - c. 725-Shoe Repair Shops and Shoeshine Parlors;
  - d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
  - e. 217-Carpet and Upholstery Cleaning.
4. Only as accessory to a cemetery, and prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.
5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining residential zones.
6. Only as accessory to residential use, and:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
  - b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones.
7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C. 21A.08.060.A.
8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32, or an accessory use to a school, church, park, sport club or public housing administered by a public agency, and:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
  - b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
  - c. Direct access to a developed arterial street shall be required in any residential zone; and
  - d. Hours of operation may be restricted to assure compatibility with surrounding development.

9.a. As a home occupation only, but the square footage limitations in K.C.C. chapter 21A.30 for home occupations apply only to the office space for the veterinary clinic, office space for the kennel or office space for the cattery, and:

- (1) Boarding or overnight stay of animals is allowed only on sites of five acres or more;
- (2) No burning of refuse or dead animals is allowed;
- (3) The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and
- (4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

b. The following additional provisions apply to kennels or catteries in the A zone:

- (1) Impervious surface for the kennel or cattery shall not exceed twelve thousand square feet;
- (2) Obedience training classes are not allowed except as provided in subsection B.34. of this section; and

(3) Any buildings or structures used for housing animals and any outdoor runs shall be set back one hundred and fifty feet from property lines.

10.a. No burning of refuse or dead animals is allowed;

b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and

c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.

12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

13.a. Except as otherwise provided in 13.b of this subsection, only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

b. Allowed for a social service agency on a site in the NB zone that serves transitional or low-income housing located within three hundred feet of the site on which the social service agency is located.

c. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.

15. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility and serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process in K.C.C. 21A.42.140.

16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

b. Renovation, expansion, modernization or reconstruction of a school, a school facility, or the addition of relocatable facilities, is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

c. In CB, RB and O, for K-12 schools with no more than one hundred students.

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

19. Only as accessory to residential use, and:
  - a. Students shall be limited to twelve per one-hour session;
  - b. Except as provided in subsection c. of this subsection, all instruction must be within an enclosed structure;
  - c. Outdoor instruction may be allowed on properties at least two and one-half acres in size. Any outdoor activity must comply with the requirements for setbacks in K.C.C. chapter 21A.12; and
  - d. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining residential zones.
20. Subject to the following:
  - a. Structures used for the school and accessory uses shall maintain a minimum distance of twenty-five feet from property lines adjoining residential zones;
  - b. On lots over two and one-half acres:
    - (1) Retail sale of items related to the instructional courses is permitted, if total floor area for retail sales is limited to two thousand square feet;
    - (2) Sale of food prepared in the instructional courses is permitted with Seattle-King County department of public health approval, if total floor area for food sales is limited to one thousand square feet and is located in the same structure as the school; and
    - (3) Other incidental student-supporting uses are allowed, if such uses are found to be both compatible with and incidental to the principal use; and
  - c. On sites over ten acres, located in a designated Rural Town and zoned any one or more of UR, R-1 and R-4:
    - (1) Retail sale of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to two thousand square feet;
    - (2) Sale of food prepared in the instructional courses is permitted with Seattle-King County department of public health approval, if total floor area for food sales is limited to one thousand seven hundred fifty square feet and is located in the same structure as the school;
    - (3) Other incidental student-supporting uses are allowed, if the uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;
    - (4) The use shall be integrated with allowable agricultural uses on the site;
    - (5) Advertised special events shall comply with the temporary use requirements of this chapter; and
    - (6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than fifty percent of their prior value, may reconstruct and expand an additional sixty-five percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with development condition B.20.c. of this section and this title.
21. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
23. Only if adjacent to an existing or proposed school.
24. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.
25. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.12.230.
- 26.a. New high schools shall be permitted in the rural and the urban residential and urban reserve zones subject to the review process in K.C.C. 21A.42.140.
- b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.
27. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone.
28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.
29. All studio use must be within an enclosed structure.
30. Adult use facilities shall be prohibited within six hundred sixty feet of any residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries or churches that conduct religious or educational classes for minors.



31. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone.

32. Limited to repair of sports and recreation equipment:

a. as accessory to a large active recreation and multiuse park in the urban growth area; or  
b. as accessory to a park, or a large active recreation and multiuse park in the RA zones, and limited to a total floor area of seven hundred fifty square feet.

33. Accessory to agricultural or forestry uses provided:

a. the repair of tools and machinery is limited to those necessary for the operation of a farm or forest.

b. the lot is at least five acres.

c. the size of the total repair use is limited to one percent of the lot size up to a maximum of five thousand square feet unless located in a farm structure, including but not limited to barns, existing as of December 31, 2003.

34. Subject to the following:

a. the lot is at least five acres;

b. in the A zones, area used for dog training shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production or areas without prime agricultural soils;

c. structures and areas used for dog training shall maintain a minimum distance of seventy-five feet from property lines; [and]\*\*

d. all training activities shall be conducted within fenced areas or in indoor facilities. Fences must be sufficient to contain the dogs.

35. Limited to animal rescue shelters and provided that:

a. the property shall be at least four acres;

b. buildings used to house rescued animals shall be no less than fifty feet from property lines;

c. outdoor animal enclosure areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the animals;

d. the facility shall be operated by a nonprofit organization registered under the Internal Revenue Code as a 501(c)(3) organization; and

e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.

36. Limited to kennel-free dog boarding and daycare facilities, and:

a. the property shall be at least four and one-half acres;

b. buildings housing dogs shall be no less than seventy-five feet from property lines;

c. outdoor exercise areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the dogs;

d. the number of dogs allowed shall be limited to twenty-five, consistent with the provisions for hobby kennels, as provided in K.C.C. 11.04.060.B; and

e. training and grooming are ancillary services that may be provided only to dogs staying at the facility; and

f. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.

37. Not permitted in R-1 and subject to the additional requirements in K.C.C. 21A.12.250. (Ord. 16950 § 16, 2010: Ord. 16594 § 1, 2009: Ord. 16267 § 21, 2008: Ord. 15974 § 7, 2007: Ord. 15816 § 1, 2007: Ord. 15606 § 13, 2006: Ord. 15245 § 4, 2005: Ord. 15032 § 12, 2004: Ord. 14807 § 5, 2003: Ord. 14678 § 1, 2003: Ord. 14429 § 1, 2002: Ord. 14045 § 12, 2001: Ord. 13278 § 4, 1998: Ord. 13022 § 12, 1998: Ord. 12642 § 1, 1997: Ord. 12596 § 5, 1997: Ord. 12588 § 1, 1997: Ord. 12374 § 1, 1996: Ord. 11621 § 36, 1994: Ord. 11157 § 12, 1993: Ord. 11113 § 9, 1993: Ord. 10870 § 332, 1993).

**\*\*Reviser's note: Language added but not underlined in Ordinance 16950. See K.C.C. 1.24.075.**

**21A.08.060 Government/business services land uses.****A. Government/business services land uses.**

| KEY             |   | Z<br>O<br>N<br>E | RESOURCE |         |                | RESIDENTIAL |         |         |        | COMMERCIAL/INDUSTRIAL |     |     |     |        |   |   |   |
|-----------------|---|------------------|----------|---------|----------------|-------------|---------|---------|--------|-----------------------|-----|-----|-----|--------|---|---|---|
| P-Permitted Use | C-Conditional Use                                   |                  | A        | F       | M              | R           | U       | R       | R      | N                     | B   | C   | B   | R      | B | O | I |
| S-Special Use   |   |                  | G        | O       | I              | U           | R       | B       | S      | E                     | I   | M   | M   | I      | E | O | N |
|                 |   |                  | C        | R       | E              | A           | A       | N       | E      | D                     | U   | U   | N   | I      | N | F | S |
|                 |   |                  | U        | L       | R              | L           |         |         | R      | T                     | R   | M   | S   | A      | I | C | T |
|                 |   |                  | T        | T       | A              |             |         |         | H      |                       |     |     |     |        |   |   |   |
|                 |   |                  | R        |         |                |             |         |         | O      |                       |     |     |     |        |   |   |   |
| SIC#            | SPECIFIC LAND USE                                   |                  | A        | F       | M              | RA          | UR      | R1-8    | R12-48 | NB                    | CB  | RB  | O   | I (30) |   |   |   |
|                 | GOVERNMENT SERVICES:                                |                  |          |         |                |             |         |         |        |                       |     |     |     |        |   |   |   |
| *               | Public agency or utility office                     |                  |          |         | P3 C5          | P3 C5       | P3 C    | P3 C    | P      | P                     | P   | P   | P   | P16    |   |   |   |
| *               | Public agency or utility yard                       |                  |          |         | P27            | P27         | P27     | P27     |        |                       | P   |     |     | P      |   |   |   |
| *               | Public agency archives                              |                  |          |         |                |             |         |         |        |                       | P   | P   | P   | P      |   |   |   |
| 921             | Court   |                  |          |         |                |             |         |         |        | P4                    | P   | P   |     |        |   |   |   |
| 9221            | Police Facility                                     |                  |          |         | P7             | P7          | P7      | P7      | P7     | P                     | P   | P   | P   | P      |   |   |   |
| 9224            | Fire Facility                                       |                  |          |         | C6 and 33      | C6          | C6      | C6      | P      | P                     | P   | P   | P   | P      |   |   |   |
| *               | Utility Facility                                    | P29 C28          | P29 C28  | P29 C28 | P29 C28 and 33 | P29 C28     | P29 C28 | P29 C28 | P      | P                     | P   | P   | P   | P      |   |   |   |
| *               | Commuter Parking Lot                                |                  |          |         | C 33 P19       | C P19       | C P19   | C 19    | P      | P                     | P   | P   | P   | P35    |   |   |   |
| *               | Private Stormwater Management Facility              | P8               | P8       | P8      | P8             | P8          | P8      | P8      | P8     | P8                    | P8  | P8  | P8  | P8     |   |   |   |
| *               | Vactor Waste Receiving Facility                     | P                | P        | P       | P18            | P18         | P18     | P18     | P31    | P31                   | P31 | P31 | P31 | P      |   |   |   |
|                 | BUSINESS SERVICES:                                  |                  |          |         |                |             |         |         |        |                       |     |     |     |        |   |   |   |
| *               | Construction and Trade                              |                  |          |         | P34            |             |         |         |        |                       |     | P   | P9  | P      |   |   |   |
| *               | Individual Transportation and Taxi                  |                  |          |         |                |             |         |         |        | P25                   | P   | P10 | P   |        |   |   |   |
| 421             | Trucking and Courier Service                        |                  |          |         |                |             |         |         |        |                       | P11 | P12 | P13 | P      |   |   |   |
| *               | Warehousing, (1) and Wholesale Trade                |                  |          |         |                |             |         |         |        |                       |     |     |     | P      |   |   |   |
| *               | Self-service Storage                                |                  |          |         |                |             |         | P14     | P37    | P                     | P   | P   | P   | P      |   |   |   |
| 4221<br>4222    | Farm Product Warehousing, Refrigeration and Storage | P15 C36          |          |         | P15 and 33 C36 | P15, C36    |         |         |        |                       |     |     |     | P      |   |   |   |
| *               | Log Storage   | P15              | P        |         | P26 and 33     |             |         |         |        |                       |     |     |     | P      |   |   |   |
| 47              | Transportation Service                              |                  |          |         |                |             |         |         |        |                       |     |     |     | P      |   |   |   |
| 473             | Freight and Cargo Service                           |                  |          |         |                |             |         |         |        |                       |     | P   | P   | P      |   |   |   |
| 472             | Passenger Transportation Service                    |                  |          |         |                |             |         |         |        |                       | P   | P   | P   |        |   |   |   |
| 48              | Communication Offices                               |                  |          |         |                |             |         |         |        |                       |     | P   | P   | P      |   |   |   |
| 482             | Telegraph and other Communications                  |                  |          |         |                |             |         |         |        |                       | P   | P   | P   | P      |   |   |   |
| *               | General Business Service                            |                  |          |         |                |             |         |         | P      | P                     | P   | P   | P   | P16    |   |   |   |
| *               | Professional Office                                 |                  |          |         |                |             |         |         | P      | P                     | P   | P   | P   | P16    |   |   |   |
| 7312            | Outdoor Advertising Service                         |                  |          |         |                |             |         |         |        |                       |     | P   | P17 | P      |   |   |   |
| 735             | Miscellaneous Equipment Rental                      |                  |          |         |                |             |         |         |        |                       | P17 | P   | P17 | P      |   |   |   |
| 751             | Automotive Rental and Leasing                       |                  |          |         |                |             |         |         |        |                       | P   | P   |     | P      |   |   |   |
| 752             | Automotive Parking                                  |                  |          |         |                |             |         |         | P20    | P20                   | P21 | P20 | P   |        |   |   |   |
| *               | Off-Street Required Parking Lot                     |                  |          |         | P32            | P32         | P32     | P32     | P32    | P32                   | P32 | P32 | P32 | P32    |   |   |   |
| 7941            | Professional Sport Teams/Promoters                  |                  |          |         |                |             |         |         |        |                       |     | P   | P   |        |   |   |   |

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|                                  |                                      |   |  |   |     |     |     |     |     |     |     |     |     |
|----------------------------------|--------------------------------------|---|--|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 873                              | Research, Development and Testing    |   |  |   |     |     |     |     |     |     | P2  | P2  | P2  |
| *                                | Heavy Equipment and Truck Repair     |   |  |   |     |     |     |     |     |     |     |     | P   |
|                                  | <b>ACCESSORY USES:</b>               |   |  |   |     |     |     |     |     |     |     |     |     |
| *                                | Commercial/Industrial Accessory Uses |   |  | P | P22 |     |     |     | P22 | P22 | P   | P   | P   |
| *                                | Helistop                             |   |  |   |     | C23 | C23 | C23 | C23 | C23 | C24 | C23 | C24 |
| <b>GENERAL CROSS REFERENCES:</b> |                                      | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06. |  |   |     |     |     |     |     |     |     |     |     |

**B. Development conditions.**

1. Except self-service storage.
2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
- 3.a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of K.C.C. chapter 21A.32; or
  - b. only when accessory to a fire facility and the office is no greater than one thousand five hundred square feet of floor area.
4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
5. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible, and provided further that this condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.
- 6.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
  - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street;
  - c. No outdoor storage; and
  - d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.
7. Limited to storefront police offices. Such offices shall not have:
  - a. holding cells;
  - b. suspect interview rooms (except in the NB zone); [or]\*\*
  - c. long-term storage of stolen properties.
8. Private stormwater management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated urban in the King County Comprehensive Plan shall only be located in the urban area.
9. No outdoor storage of materials.
10. Limited to office uses.
11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
13. Limited to SIC Industry No. 4215-Courier Services, except by air.
14. Accessory to an apartment development of at least twelve units provided:
  - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
  - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
  - c. The use of the facility shall be limited to dead storage of household goods;
  - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
  - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
  - f. No residential occupancy of the storage units;
  - g. No business activity other than the rental of storage units; and
  - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

i. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

15.a. The floor area devoted to warehousing, refrigeration or storage shall not exceed two thousand square feet;

b. Structures and areas used for warehousing, refrigeration and storage shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones; and

c. Warehousing, refrigeration and storage is limited to agricultural products and sixty percent or more of the products must be grown or processed in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be included in the warehousing, refrigeration or storage.

16. Only as an accessory use to another permitted use.

17. No outdoor storage.

18. Only as an accessory use to a public agency or utility yard, or to a transfer station.

19. Limited to new commuter parking lots designed for thirty or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses that have excess capacity available during commuting; provided that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the department of transportation;

20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.

22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.

23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility. Helistops are prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.

24. Allowed as accessory to an allowed use.

25. Limited to private road ambulance services with no outside storage of vehicles.

26. Limited to two acres or less.

27a. Utility yards only on sites with utility district offices; or

b. Public agency yards are limited to material storage for road maintenance facilities.

28. Limited to bulk gas storage tanks that pipe to individual residences but excluding liquefied natural gas storage tanks.

29. Excluding bulk gas storage tanks.

30. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shall be subject to the provisions for rural industrial uses in K.C.C. chapter 21A.12.

31. Vactor waste treatment, storage and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other covered structures), as well as enclosed buildings.

32. Provided:

a. Off-street required parking for a land use located in the urban area must be located in the urban area;

b. Off-street required parking for a land use located in the rural area must be located in the rural area; and

c.(1) Except as provided in 32.c.(2) of this subsection, off-street required parking must be located on a lot that would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.

(2) For a social service agency allowed under K.C.C. 21A.08.050B.13.b. to be located on a site in the NB zone, off-street required parking may be located on a site within three hundred feet of the social service agency, regardless of zoning classification of the site on which the parking is located.

33. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone.

34. Limited to landscape and horticultural services (SIC 078) that are accessory to a retail nursery, garden center and farm supply store. Construction equipment for the accessory use shall not be stored on the premises.

35. Allowed as a primary or accessory use to an allowed industrial-zoned land use.

36. Accessory to agricultural uses provided:

a. In the RA zones and on lots less than thirty-five acres in the A zone, the floor area devoted to warehousing, refrigeration or storage shall not exceed three thousand five hundred square feet unless located in a building designated as historic resource under K.C.C. chapter 20.62;

b. On lots at least thirty-five acres in the A zones, the floor area devoted to warehousing, refrigeration or storage shall not exceed seven thousand square feet unless located in a building designated as historic resource under K.C.C. chapter 20.62.

c. In the A zones, structures and areas used for warehousing, refrigeration and storage shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils;

d. Structures and areas used for warehousing, refrigeration or storage shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones; and

e. Warehousing, refrigeration and storage is limited to agricultural products and sixty percent or more of the products must be grown or processed in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be included in the warehousing, refrigeration or storage.

37. Use shall be limited to the NB zone on parcels outside of the Urban Growth Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such use shall not exceed ten thousand square feet. (Ord. 16950 § 17, 2010: Ord. 16594 § 2, 2009: Ord. 16267 § 79, 2008: Ord. 15974 § 8, 2007: Ord. 15606 § 14, 2006: Ord. 15245 § 6, 2005: Ord. 15032 § 13, 2004: Ord. 14254 § 1, 2001: Ord. 14045 § 13, 2001: Ord. 13278 § 5, 1998: Ord. 13190 § 15, 1998: Ord. 13022 § 13, 1998: Ord. 12596 § 6, 1997: Ord. 12243 § 2, 1996: Ord. 12018 § 3, 1995: Ord. 11621 § 37, 1994: Ord. 11157 § 13, 1993: Ord. 10870 § 333, 1993).

**\*\*Reviser's note: Language added but not underlined in Ordinance 16950. See K.C.C. 1.24.075.**

**21A.08.070 Retail land uses.****A. Retail land uses.**

| KEY   |  | Z<br>O<br>N<br>E | RESOURCE  |                            |                                 | RESIDENTIAL           |                       |                                 |                       | COMMERCIAL/INDUSTRIAL                               |  |                                      |   |                                      |                                      |                                      |                            |  |
|---|--|------------------|---|----------------------------|---------------------------------|-----------------------|-----------------------|---------------------------------|-----------------------|---|--|--------------------------------------|---|--------------------------------------|--------------------------------------|--------------------------------------|----------------------------|--|
| P-Permitted Use<br>C-Conditional Use<br>S-Special Use |  |                  | A<br>G<br>R<br>I<br>C<br>U<br>L<br>T<br>U<br>R<br>E   | F<br>O<br>R<br>E<br>S<br>T | M<br>I<br>N<br>E<br>R<br>A<br>L | R<br>U<br>R<br>A<br>L | U<br>R<br>B<br>A<br>N | R<br>E<br>S<br>E<br>R<br>V<br>E | U<br>R<br>B<br>A<br>N | R<br>E<br>S<br>I<br>D<br>E<br>N<br>T<br>I<br>A<br>L | N<br>E<br>I<br>G<br>H<br>B<br>O<br>R<br>H<br>O<br>O<br>D | B<br>U<br>S<br>I<br>N<br>E<br>S<br>S | C<br>O<br>M<br>M<br>U<br>N<br>I<br>T<br>Y | B<br>U<br>S<br>I<br>N<br>E<br>S<br>S | R<br>E<br>G<br>I<br>O<br>N<br>A<br>L | B<br>U<br>S<br>I<br>N<br>E<br>S<br>S | O<br>F<br>F<br>I<br>C<br>E | I<br>N<br>D<br>U<br>S<br>T<br>R<br>I<br>A<br>L |
|   |  |                  |   |                            |                                 |                       |                       |                                 |                       |   |  |                                      |   |                                      |                                      |                                      |                            |  |
| SIC#  | SPECIFIC LAND USE                                    | A                | F   | M                          | RA                              | UR                    | R1-8                  | R12-48                          | NB                    | CB  | RB   | O                                    | I<br>(30)                                 |                                      |                                      |                                      |                            |  |
| *   | Building Materials and Hardware Stores               |                  | P23   |                            |                                 |                       |                       |                                 | P2                    | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Retail Nursery, Garden Center and Farm Supply Stores | P1 C1            |   |                            | P1 C1                           |                       |                       |                                 | P                     | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Forest Products Sales                                | P3 and 4         | P4  |                            | P3 and 4                        |                       |                       |                                 |                       |   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Department and Variety Stores                        |                  |   |                            |                                 |                       | C14a                  | P14                             | P5                    | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| 54  | Food Stores  |                  |   |                            |                                 |                       | C15a                  | P15                             | P                     | P   | P  | C                                    | P6  |                                      |                                      |                                      |                            |  |
| *   | Agricultural Product Sales                           | P7 C7            | P4  |                            | P7 C7                           | P3                    | P3                    |                                 |                       |   |  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Motor Vehicle and Boat Dealers                       |                  |   |                            |                                 |                       |                       |                                 |                       |   | P8   |                                      | P   |                                      |                                      |                                      |                            |  |
| 553   | Auto Supply Stores                                   |                  |   |                            |                                 |                       |                       |                                 |                       | P9  | P9   |                                      | P   |                                      |                                      |                                      |                            |  |
| 554   | Gasoline Service Stations                            |                  |   |                            |                                 |                       |                       |                                 | P                     | P   | P  |                                      | P   |                                      |                                      |                                      |                            |  |
| 56  | Apparel and Accessory Stores                         |                  |   |                            |                                 |                       |                       |                                 |                       | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Furniture and Home Furnishings Stores                |                  |   |                            |                                 |                       |                       |                                 |                       | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| 58  | Eating and Drinking Places                           |                  |   |                            | P21 C19                         |                       | P20 C16               | P20 P16                         | P10                   | P   | P  | P                                    | P   |                                      |                                      |                                      |                            |  |
| *   | Drug Stores  |                  |   |                            |                                 |                       | C15                   | P15                             | P                     | P   | P  | C                                    |   |                                      |                                      |                                      |                            |  |
| 592   | Liquor Stores  | P13              |   |                            | P13                             | P13                   |                       |                                 | P13                   | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| 593   | Used Goods: Antiques/ Secondhand Shops               |                  |   |                            |                                 |                       |                       |                                 |                       | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Sporting Goods and Related Stores                    |                  |   | P22                        | P22                             | P22                   | P22                   | P22                             | P22                   | P   | P  | P22                                  | P22                                       |                                      |                                      |                                      |                            |  |
| *   | Book, Stationery, Video and Art Supply Stores        |                  |   |                            |                                 |                       | C15a                  | P15                             | P                     | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Jewelry Stores                                       |                  |   |                            |                                 |                       |                       |                                 |                       | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Monuments, Tombstones, and Gravestones               |                  |   |                            |                                 |                       |                       |                                 |                       |   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Hobby, Toy, Game Shops                               |                  |   |                            |                                 |                       |                       |                                 | P                     | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Photographic and Electronic Shops                    |                  |   |                            |                                 |                       |                       |                                 | P                     | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Fabric Shops   |                  |   |                            |                                 |                       |                       |                                 |                       | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| 598   | Fuel Dealers   |                  |   |                            |                                 |                       |                       |                                 |                       | C11   | P  |                                      | P   |                                      |                                      |                                      |                            |  |
| *   | Florist Shops  |                  |   |                            |                                 |                       | C15a                  | P15                             | P                     | P   | P  | P                                    |   |                                      |                                      |                                      |                            |  |
| *   | Personal Medical Supply Stores                       |                  |   |                            |                                 |                       |                       |                                 |                       | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Pet Shops  |                  |   |                            |                                 |                       |                       |                                 | P                     | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Bulk Retail  |                  |   |                            |                                 |                       |                       |                                 |                       | P   | P  |                                      |   |                                      |                                      |                                      |                            |  |
| *   | Auction Houses                                       |                  |   |                            |                                 |                       |                       |                                 |                       |   | P12  |                                      | P   |                                      |                                      |                                      |                            |  |
| *   | Livestock Sales                                      | P17              | P17   |                            | P17                             | P17                   | P17 and 18            |                                 |                       |   |  |                                      | P   |                                      |                                      |                                      |                            |  |
| GENERAL CROSS REFERENCES:                             |  |                  | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;<br>Development Standards, see K.C.C. chapters 21A.12 through 21A.30;<br>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;<br>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;<br>(*)Definition of this specific land use, see K.C.C. chapter 21A.06. |                            |                                 |                       |                       |                                 |                       |   |  |                                      |   |                                      |                                      |                                      |                            |  |

## B. Development conditions.

1.a. As a permitted use, covered sales areas shall not exceed a total area of two thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three thousand five hundred square feet may be allowed. Greenhouses used for the display of merchandise other than plants shall be considered part of the covered sales area. Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not considered part of the covered sales area;

b. The site area shall be at least four and one-half acres;

c. Sales may include locally made arts and crafts; and

d. Outside lighting is permitted if no off-site glare is allowed.

## 2. Only hardware stores.

3.a. Limited to products grown on site.

b. Covered sales areas shall not exceed a total area of five hundred square feet.

4. No permanent structures or signs.

5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a maximum of two thousand square feet of gross floor area.

6. Limited to a maximum of five thousand square feet of gross floor area.

7.a. As a permitted use, the covered sales area shall not exceed two thousand square feet, unless located in a building designated as a historic resource under K.C.C. chapter 20.62. As a conditional use, up to three thousand five hundred square feet of covered sales area may be allowed;

b. The site area shall be at least four and one-half acres;

c. Forty percent or more of the gross sales of agricultural product sold through the store must be sold by the producers of primary agricultural products;

d. Sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;

e. Sales shall be limited to agricultural products and locally made arts and crafts;

f. Storage areas for agricultural products may be included in a farm store structure or in any accessory building; and

g. Outside lighting is permitted if no off-site glare is allowed.

8. Excluding retail sale of trucks exceeding one-ton capacity.

9. Only the sale of new or reconditioned automobile supplies is permitted.

10. Excluding SIC Industry No. 5813-Drinking Places.

11. No outside storage of fuel trucks and equipment.

12. Excluding vehicle and livestock auctions.

13. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages, and limited to sales of products produced on site and incidental items where the majority of sales are generated from products produced on site.

14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a maximum of five thousand square feet of gross floor area, and subject to K.C.C. 21A.12.230; and

b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230; and

b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

17. Retail sale of livestock is permitted only as accessory to raising livestock.

18. Limited to the R-1 zone.

19. Only as:
  - a. an accessory use to a permitted manufacturing or retail land use, limited to espresso stands to include sales of beverages and incidental food items, and not to include drive-through sales; or
  - b. an accessory use to a large active recreation and multiuse park, limited to a total floor area of three thousand five hundred square feet.
20. Only as:
  - a. an accessory use to a large active recreation and multiuse park; or
  - b. an accessory use to a park and limited to a total floor area of one thousand five hundred square feet.
21. Accessory to a park, limited to a total floor area of seven hundred fifty square feet.
22. Only as an accessory use to:
  - a. a large active recreation and multiuse park in the urban growth area; or
  - b. a park, or a large active recreation and multiuse park in the RA zones, and limited to a total floor area of seven hundred and fifty square feet.
23. Only as accessory to SIC Industry Group No. 242-Sawmills and;
  - a. limited to lumber milled on site; and
  - b. the covered sales area is limited to two thousand square feet. The covered sales area does not include covered areas used to display only milled lumber. (Ord. 16950 § 18, 2010: Ord. 16267 § 22, 2008: Ord. 15974 § 9, 2007: Ord. 15606 § 15, 2006: Ord. 15032 § 14, 2004: Ord. 14807 § 6, 2003: Ord. 14781 § 1, 2003: Ord. 14045 § 14, 2001: Ord. 13546 § 4, 1999: Ord. 13022 § 14, 1998: Ord. 12596 § 7, 1997: Ord. 10870 § 334, 1993).



**21A.08.080 Manufacturing land uses.****A. Manufacturing land uses.**

| KEY                       |   | Z<br>O<br>N<br>E   | RESOURCE |       |         | RESIDENTIAL |    |      |        | COMMERCIAL/INDUSTRIAL |     |      |     |       |   |   |   |   |
|---------------------------|---|--|----------|-------|---------|-------------|----|------|--------|-----------------------|-----|------|-----|-------|---|---|---|---|
| P-Permitted Use           | C-Conditional Use                         |  | A        | F     | M       | R           | U  | R    | U      | R                     | N   | B    | C   | B     | R | B | O | I |
| S-Special Use             |   |  | G        | O     | M       | R           | U  | R    | U      | R                     | E   | B    | O   | B     | E | I | F | N |
|                           |   |  | R        | R     | I       | A           | A  | A    | E      | S                     | B   | M    | S   | I     | O | I | C | D |
|                           |   |  | C        | E     | N       |             | N  | N    | E      | I                     |     | U    | N   | N     | N | N | E | S |
|                           |   |  | U        | S     | E       |             |    |      | R      | D                     | H   | I    | N   | A     | A |   |   |   |
|                           |   |  | L        | T     | R       |             |    |      |        |                       | B   | T    | E   |       |   |   |   |   |
|                           |   |  | T        | R     | A       |             |    |      |        |                       | O   | R    | S   |       |   |   |   |   |
|                           |   |  | R        | E     |         |             |    |      |        |                       | H   | H    | S   |       |   |   |   |   |
|                           |   |  | E        |       |         |             |    |      |        |                       | O   | O    |     |       |   |   |   |   |
| SIC #                     | SPECIFIC LAND USE                         |  | A        | F     | M       | RA          | UR | R1-8 | R12-48 | NB                    | CB  | RB   | O   | I(11) |   |   |   |   |
| 20                        | Food and Kindred Products                 |  | P1 C1    | P1    |         | P1 C1       | P1 |      |        | P2                    | P2  | P2 C |     | P2 C  |   |   |   |   |
| *2082                     | Winery/Brewery                            |  | P3 C12   |       |         | P3 C12      | P3 |      |        | P18                   | P18 | P    |     | P     |   |   |   |   |
| *                         | Materials Processing Facility             |  | P13      | P14 C | P15 C16 | P17 C       |    |      |        |                       |     |      |     | P     |   |   |   |   |
| 22                        | Textile Mill Products                     |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 23                        | Apparel and other Textile Products        |  |          |       |         |             |    |      |        |                       |     | C    |     | P     |   |   |   |   |
| 24                        | Wood Products, except furniture           |  | P4       | P4 C5 |         | P4, C5      | P4 |      |        |                       |     | C6   |     | P     |   |   |   |   |
| 25                        | Furniture and Fixtures                    |  |          |       |         |             |    |      |        |                       |     | C    |     | P     |   |   |   |   |
| 26                        | Paper and Allied Products                 |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 27                        | Printing and Publishing                   |  |          |       |         |             |    |      |        | P7                    | P7  | P7C  | P7C | P     |   |   |   |   |
| 28                        | Chemicals and Allied Products             |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 2911                      | Petroleum Refining and Related Industries |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 30                        | Rubber and Misc. Plastics Products        |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 31                        | Leather and Leather Goods                 |  |          |       |         |             |    |      |        |                       |     | C    |     | P     |   |   |   |   |
| 32                        | Stone, Clay, Glass and Concrete Products  |  |          |       |         |             |    |      |        |                       | P6  | P9   |     | P     |   |   |   |   |
| 33                        | Primary Metal Industries                  |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 34                        | Fabricated Metal Products                 |  |          |       |         |             |    |      |        |                       |     |      |     | P     |   |   |   |   |
| 35                        | Industrial and Commercial Machinery       |  |          |       |         |             |    |      |        |                       |     |      |     | P     |   |   |   |   |
| 351-55                    | Heavy Machinery and Equipment             |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 357                       | Computer and Office Equipment             |  |          |       |         |             |    |      |        |                       |     | C    | C   | P     |   |   |   |   |
| 36                        | Electronic and other Electric Equipment   |  |          |       |         |             |    |      |        |                       |     | C    |     | P     |   |   |   |   |
| 374                       | Railroad Equipment                        |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 376                       | Guided Missile and Space Vehicle Parts    |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 379                       | Miscellaneous Transportation Vehicles     |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| 38                        | Measuring and Controlling Instruments     |  |          |       |         |             |    |      |        |                       |     | C    | C   | P     |   |   |   |   |
| 39                        | Miscellaneous Light Manufacturing         |  |          |       |         |             |    |      |        |                       |     | C    |     | P     |   |   |   |   |
| *                         | Motor Vehicle and Bicycle Manufacturing   |  |          |       |         |             |    |      |        |                       |     |      |     | C     |   |   |   |   |
| *                         | Aircraft, Ship and Boat Building          |  |          |       |         |             |    |      |        |                       |     |      |     | P10C  |   |   |   |   |
| 7534                      | Tire Retreading                           |  |          |       |         |             |    |      |        |                       |     | C    |     | P     |   |   |   |   |
| 781-82                    | Movie Production/Distribution             |  |          |       |         |             |    |      |        |                       |     | P    |     | P     |   |   |   |   |
| GENERAL CROSS REFERENCES: |   | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;<br>Development Standards, see K.C.C. chapters 21A.12 through 21A.30;<br>General Provisions, see K.C.C. chapters 21A.32 through 21A.38<br>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;<br>(**)Definition of this specific land use, see K.C.C. chapter 21A.06 |          |       |         |             |    |      |        |                       |     |      |     |       |   |   |   |   |

## B. Development conditions.

- 1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;
- b. In the A zone, only allowed on sites where the primary use is SIC industry Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small Animals;
- c. In the RA and UR zones, only allowed on lots of at least four and one-half acres and only when accessory to an agricultural use;
- d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section, the floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;
- (2) With a conditional use permit, up to five thousand square feet of floor area may be devoted to all processing; and
- (3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to all processing shall not exceed seven thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;
- e. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;
- f. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;
- g. In the A zone, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and
- h. Tasting of products produced on site may be provided. The area devoted to tasting shall be included in the floor area limitation in subsection B.1.d. of this section.
2. Except slaughterhouses.
- 3.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;
- b. In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals;
- c. In the RA and UR zones, only allowed on lots of at least four and one-half acres;
- d. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;
- e. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;
- f. Sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be produced; and
- g. Tasting of products produced on site may be provided. The area devoted to tasting shall be included in the floor area limitation in subsection B.3.c. of this section.
4. Limited to rough milling and planing of products grown on-site with portable equipment.
5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites, limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.
6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills).
7. Limited to photocopying and printing services offered to the general public.
8. Only within enclosed buildings, and as an accessory use to retail sales.
9. Only within enclosed buildings.
10. Limited to boat building of craft not exceeding forty-eight feet in length.
11. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.

12.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area of structures for wineries and breweries and any accessory uses shall not exceed a total of eight thousand square feet. The floor area may be increased by up to an additional eight thousand square feet of underground storage that is constructed completely below natural grade, not including required exits and access points, if the underground storage is at least one foot below the surface and is not visible above ground; and

(2) On Vashon-Maury Island, the total floor area of structures for wineries and breweries and any accessory uses may not exceed six thousand square feet, including underground storage;

c. Wineries and breweries shall comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal. Wineries and breweries using water from exempt wells shall install a water meter;

d. Off-street parking is limited to one hundred and fifty percent of the minimum requirement for wineries or breweries specified in K.C.C. 21A.18.030;

e. Structures and areas used for processing shall be set back a minimum distance of seventy-five feet from property lines adjacent to residential zones, unless the processing is located in a building designated as historic resource under K.C.C. chapter 20.62;

f. The minimum site area is four and one-half acres. If the total floor area of structures for wineries and breweries and any accessory uses exceed six thousand square feet, including underground storage:

(1) the minimum site area is ten acres; and

(2) a minimum of two and one-half acres of the site shall be used for the growing of agricultural products;

g. The facility shall be limited to processing agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be processed; and

h. Tasting of products produced on site may be provided. The area devoted to tasting shall be included in the floor area limitation in subsection B.12.b of this section.

13. Limited to source separated organic waste processing facilities at a scale appropriate to process the organic waste generated in the agricultural zone.

14. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:

a. as accessory to a primary forestry use and at a scale appropriate to process the organic waste generated on the site; or

b. as a continuation of a sawmill or lumber manufacturing use only for that period to complete delivery of products or projects under contract at the end of the sawmill or lumber manufacturing activity.

15. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:

a. as accessory to a primary mineral use; or

b. as a continuation of a mineral processing use only for that period to complete delivery of products or projects under contract at the end of mineral extraction.

16. Continuation of a materials processing facility after reclamation in accordance with an approved reclamation plan.

17. Only a site that is ten acres or greater and that does not use local access streets that abut lots developed for residential use.

18.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

b. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

c. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; and

d. Tasting of products produced on site may be provided. The area devoted to tasting shall be included in the floor area limitation in subsection B.18.b. of this section. (Ord. 16950 § 19, 2010: Ord. 16028 § 1, 2008: Ord. 15974 § 10, 2007: Ord. 15032 § 15, 2004: Ord. 14781 § 2, 2003: Ord. 14045 § 15, 2001: Ord. 12596 § 8, 1997: Ord. 11621 § 38, 1994: Ord. 10870 § 335, 1993).

**21A.08.090 Resource land uses.****A. Resource land uses.**

| KEY                              |  | Z<br>O<br>N<br>E | RESOURCE  |           |           | RESIDENTIAL |    |      |        | COMMERCIAL/INDUSTRIAL |    |    |    |    |
|----------------------------------|--|------------------|---|-----------|-----------|-------------|----|------|--------|-----------------------|----|----|----|----|
| P-Permitted Use                  |  |                  | A   | F         | M         | R           | U  | R    | R      | N                     | B  | C  | B  | R  |
| C-Conditional Use                |  |                  | G   | O         | I         | U           | R  | E    | E      | I                     | U  | O  | U  | B  |
| S-Special Use                    |  |                  | R   | R         | N         | R           | B  | S    | B      | S                     | S  | M  | S  | G  |
|                                  |  |                  | I   | E         | E         | A           | A  | E    | A      | I                     | H  | I  | I  | O  |
|                                  |  |                  | C   | S         | R         | L           | N  | R    | N      | D                     | B  | U  | N  | N  |
|                                  |  |                  | U   | T         | A         |             |    | V    |        | E                     | O  | N  | E  | A  |
|                                  |  |                  | L   |           | L         |             |    |      |        | N                     | R  | I  | S  | S  |
|                                  |  |                  | T   |           |           |             |    |      |        | T                     | H  | T  | S  |    |
|                                  |  |                  | U   |           |           |             |    |      |        | I                     | O  |    |    |    |
|                                  |  |                  | R   |           |           |             |    |      |        | A                     | O  |    |    |    |
|                                  |  |                  | E   |           |           |             |    |      |        | L                     | D  |    |    |    |
|                                  |  |                  |   |           |           |             |    |      |        |                       |    |    |    |    |
| SIC#                             | SPECIFIC LAND USE                      |                  | A   | F         | M         | RA          | UR | R1-8 | R12-48 | NB                    | CB | RB | O  | I  |
|                                  | <b>AGRICULTURE:</b>                    |                  |   |           |           |             |    |      |        |                       |    |    |    |    |
| 01                               | Growing and Harvesting Crops           |                  | P   | P         |           | P           | P  | P    |        |                       |    |    |    | P  |
| 02                               | Raising Livestock and Small Animals    |                  | P   | P         |           | P           | P  | P6   |        |                       |    |    |    | P  |
| *                                | Agriculture Training Facility          | C10              |   |           |           |             |    |      |        |                       |    |    |    |    |
| *                                | Agriculture-related special needs camp | P12              |   |           |           |             |    |      |        |                       |    |    |    |    |
| *                                | Agricultural Anaerobic Digester        | P13              |   |           |           |             |    |      |        |                       |    |    |    |    |
|                                  | <b>FORESTRY:</b>                       |                  |   |           |           |             |    |      |        |                       |    |    |    |    |
| 08                               | Growing & Harvesting Forest Production |                  | P   | P         | P7        | P           | P  | P    |        |                       |    |    |    | P  |
| *                                | Forest Research                        |                  |   | P         |           | P           | P  |      |        |                       |    |    | P2 | P  |
|                                  | <b>FISH AND WILDLIFE MANAGEMENT:</b>   |                  |   |           |           |             |    |      |        |                       |    |    |    |    |
| 0921                             | Hatchery/Fish Preserve (1)             |                  | P   | P         |           | P           | P  | C    |        |                       |    |    |    | P  |
| 0273                             | Aquaculture (1)                        |                  | P   | P         |           | P           | P  | C    |        |                       |    |    |    | P  |
| *                                | Wildlife Shelters                      |                  | P   | P         |           | P           | P  |      |        |                       |    |    |    |    |
|                                  | <b>MINERAL:</b>                        |                  |   |           |           |             |    |      |        |                       |    |    |    |    |
| 10,12,14                         | Mineral Extraction and Processing      |                  |   | P9<br>C   | P<br>C11  |             |    |      |        |                       |    |    |    |    |
| 2951,<br>3271,<br>3273           | Asphalt/Concrete Mixtures and Block    |                  |   | P8<br>C11 | P8<br>C11 |             |    |      |        |                       |    |    |    | P  |
|                                  | <b>ACCESSORY USES:</b>                 |                  |   |           |           |             |    |      |        |                       |    |    |    |    |
| *                                | Resource Accessory Uses                |                  | P3  | P4        | P5        | P3          | P3 |      |        |                       |    |    |    | P4 |
| <b>GENERAL CROSS REFERENCES:</b> |  |                  | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;<br>Development Standards, see K.C.C. chapters 21A.12 through 21A.30;<br>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;<br>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;<br>(*)Definition of this specific land use, see K.C.C. chapter 21A.06. |           |           |             |    |      |        |                       |    |    |    |    |

**B. Development conditions.**

1. May be further subject to K.C.C. Title 25, Shoreline Management.
2. Only forest research conducted within an enclosed building.
3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
4. Excluding housing for agricultural workers.
5. Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation.
6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
7. Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.
8. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:
  - a. as accessory to a primary mineral extraction use;
  - b. as a continuation of a mineral processing only for that period to complete delivery of products or projects under contract at the end of a mineral extraction; or
  - c. for a public works project under a temporary grading permit issued in accordance with K.C.C. 16.82.152.

9. Limited to mineral extraction and processing:
  - a. on a lot or group of lots under common ownership or documented legal control, which includes but is not limited to, fee simple ownership, a long-term lease or an easement;
  - b. that are located greater than one-quarter mile from an established residence; and
  - c. that do not use local access streets that abut lots developed for residential use.
10. Agriculture training facilities are allowed only as an accessory to existing agricultural uses and are subject to the following conditions:
  - a. The impervious surface associated with the agriculture training facilities shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;
  - b. New or the expansion of existing structures, or other site improvements, shall not be located on class 1, 2 or 3 soils;
  - c. The director may require reuse of surplus structures to the maximum extent practical;
  - d. The director may require the clustering of new structures with existing structures;
  - e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining residential zones;
  - f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community;
  - g. New sewers shall not be extended to the site;
  - h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads;
  - i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;
  - j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;
  - k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and
  - l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.
11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.
- 12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.
  - (1) passive recreation;
  - (2) training of individuals who will work at the camp;
  - (3) special events for families of the campers; and
  - (4) agriculture education for youth.
- b. Outside the camp center, as provided for in subsection B.12.e of this section, camp activities shall not preclude the use of the site for agriculture and agricultural related activities, such as the processing of local food to create value-added products and the refrigeration and storage of local agricultural products. The camp shall be managed to coexist with agriculture and agricultural activities both onsite and in the surrounding area.
- c. A farm plan shall be required for commercial agricultural production to ensure adherence to best management practices and soil conservation.
- d.(1) The minimum site area shall be five hundred acres. Unless the property owner has sold or transferred the development rights as provided in subsection B.12.c.(3) of this section, a minimum of five hundred acres of the site must be owned by a single individual, corporation, partnership or other legal entity and must remain under the ownership of a single individual, corporation, partnership or other legal entity for the duration of the operation of the camp.
- (2) Nothing in subsection B.12.d.(1) of this section prohibits the property owner from selling or transferring the development rights for a portion or all of the site to the King County farmland preservation program or, if the development rights are extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

e. The impervious surface associated with the camp shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

f. Structures for living quarters, dining facilities, medical facilities and other nonagricultural camp activities shall be located in a camp center. The camp center shall be no more than fifty acres and shall be depicted on a site plan. New structures for nonagricultural camp activities shall be clustered with existing structures;

g. To the extent practicable, existing structures shall be reused. The applicant shall demonstrate to the director that a new structure for nonagricultural camp activities cannot be practicably accommodated within an existing structure on the site, though cabins for campers shall be permitted only if they do not already exist on site;

h. Camp facilities may be used to provide agricultural educational services to the surrounding rural and agricultural community or for community events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for community events;

i. Lodging and food service facilities shall only be used for activities related to the camp or for agricultural education programs or community events held on site;

j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations or agricultural education programs;

k. New nonagricultural camp structures and site improvements shall maintain a minimum set-back of seventy-five feet from property lines adjoining residential zones;

l. Except for legal nonconforming structures existing as of January 1, 2007, camp facilities, such as a medical station, food service hall and activity rooms, shall be of a scale to serve overnight camp users;

m. Landscaping equivalent to a type III landscaping screen, as provided for in K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures and site improvements located within two hundred feet of an adjacent residential zoned property not associated with the camp;

n. New sewers shall not be extended to the site;

o. The total number of persons staying overnight shall not exceed three hundred;

p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

q. Traffic generated by camp activities shall not impede the safe and efficient movement of agricultural vehicles nor shall it require capacity improvements to rural roads;

r. If the site is adjacent to an arterial roadway, access to the site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe;

s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts;

t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel or the families of campers. Camp personnel may use motor vehicles for the operation and maintenance of the facility. Client-specific motorized personal mobility devices are allowed; and

u. Lights to illuminate the camp or its structures shall be arranged to reflect the light away from any adjacent property.

13. Limited to digester receiving plant and animal waste from agricultural activities and subject as follows:

b. the digester must be included as part of a Washington state Department of Agriculture approved dairy nutrient plan; and

c. the use must be accessory to an operating dairy or livestock operation. (Ord. 16267 § 23, 2008: Ord. 15909 § 2, 2007: Ord. 15032 § 16, 2004: Ord. 14045 § 16, 2001: Ord. 12691 § 3, 1997: Ord. 12596 § 9, 1997: Ord. 11938 § 1, 1995: Ord. 11621 § 39, 1994: 11157 § 14, 1993: Ord. 10870 § 336, 1993).

**21A.08.100 Regional land uses.**

**A. Regional land uses.**

| KEY   |  | Z<br>O<br>N<br>E | RESOURCE  |                            |                                 | RESIDENTIAL           |  |                       |   | COMMERCIAL/INDUSTRIAL                                    |   |   |                                      |                            |  |
|---|--|------------------|---|----------------------------|---------------------------------|-----------------------|--|-----------------------|---|--|---|---|--------------------------------------|----------------------------|--|
| P-Permitted Use<br>C-Conditional Use<br>S-Special Use |  |                  | A<br>G<br>R<br>I<br>C<br>U<br>L<br>T<br>U<br>R<br>E   | F<br>O<br>R<br>E<br>S<br>T | M<br>I<br>N<br>E<br>R<br>A<br>L | R<br>U<br>R<br>A<br>L | U<br>R<br>B<br>A<br>N<br>R<br>E<br>S<br>E<br>R<br>V<br>E | U<br>R<br>B<br>A<br>N | R<br>E<br>S<br>I<br>D<br>E<br>N<br>T<br>I<br>A<br>L | N<br>E<br>I<br>G<br>H<br>B<br>O<br>R<br>H<br>O<br>O<br>D | B<br>U<br>S<br>I<br>N<br>E<br>S<br>S<br>C<br>O<br>M<br>M<br>U<br>N<br>I<br>T<br>Y | R<br>E<br>S<br>I<br>D<br>E<br>N<br>T<br>I<br>A<br>L | B<br>U<br>S<br>I<br>N<br>E<br>S<br>S | O<br>F<br>F<br>I<br>C<br>E | I<br>N<br>D<br>U<br>S<br>T<br>R<br>I<br>A<br>L |
| SIC#  | SPECIFIC LAND USE                                |                  |   |                            |                                 |                       |  |                       |   |  |   |   |                                      |                            |  |
| *   | Jail   |                  |   |                            |                                 |                       | S  | S                     | S   | S  | S   | S   | S                                    | S                          |  |
| *   | Jail Farm/Camp                                   | S                | S   |                            | S                               | S                     |  |                       |   |  |   |   |                                      |                            |  |
| *   | Work Release Facility                            |                  |   |                            | S19                             | S19                   | S  | S                     | S   | S  | S   | S   | S                                    |                            |  |
| *   | Public Agency Animal Control Facility            |                  | S   |                            | S                               | S                     |  |                       |   |  |   | S   |                                      | P                          |  |
| *   | Public Agency Training Facility                  |                  | S   |                            | S3                              |                       |  |                       |   | S3   | S3  | S3  | S3                                   | C4                         |  |
| *   | Hydroelectric Generation Facility                |                  | C14 S   |                            | C14 S                           | C14 S                 | C14 S  |                       |   |  |   |   |                                      |                            |  |
| *   | Non-hydroelectric Generation Facility            | C12 S            | C12 S   | C12 S                      | C12 S                           | C12 S                 | C12 S  | C12 S                 | C12 S   | C12 S  | C12 S   | C12 S   | C12 S                                | P12 S                      |  |
| *   | Communication Facility (17)                      | C6c S            | P   |                            | C6c S                           | C6c S                 | C6c S  | C6c S                 | C6c S   | C6c S  | P   | P   | P                                    | P                          |  |
| *   | Earth Station                                    | P6b C            | P   |                            | C6a S                           | C6a S                 | C6a S  | C6a S                 | P6b C   | P  | P   | P   | P                                    | P                          |  |
| 13  | Oil and Gas Extraction                           | S                | C   | P                          | S                               | S                     | S  | S                     | S   | S  | S   | S   | S                                    | C                          |  |
| *   | Energy Resource Recovery Facility                |                  | S   | S                          | S                               | S                     | S  | S                     | S   | S  | S   | S   | S                                    | S                          |  |
| *   | Soil Recycling Facility                          |                  | S   | S                          | S                               |                       |  |                       |   |  |   |   |                                      | C                          |  |
| *   | Landfill   |                  | S   | S                          | S                               | S                     | S  | S                     | S   | S  | S   | S   | S                                    | S                          |  |
| *   | Transfer Station                                 |                  |   | S                          | S                               | S                     | S  | S                     | S   | S  | S   | S   | S                                    | P                          |  |
| *   | Wastewater Treatment Facility                    |                  |   |                            | S                               | S                     | S  | S                     | S   | S  | S   | S   | S                                    | C                          |  |
| *   | Municipal Water Production                       | S                | P13 S   | S                          | S                               | S                     | S  | S                     | S   | S  | S   | S   | S                                    | S                          |  |
| *   | Airport/Heliport                                 | S7               | S7  |                            | S                               | S                     | S  | S                     | S   | S  | S   | S   | S                                    | S                          |  |
| *   | Rural Public Infrastructure Maintenance Facility |                  |   |                            | C23                             |                       |  |                       |   |  |   |   |                                      |                            |  |
| *   | Transit Bus Base                                 |                  |   |                            |                                 |                       | S  | S                     | S   | S  | S   | S   | S                                    | P                          |  |
| *   | School Bus Base                                  |                  |   |                            | C5 S20                          | C5 S                  | C5 S   | C5 S                  | S   | S  | S   | S   | S                                    | P                          |  |
| 7948  | Racetrack  |                  |   |                            | S8                              | S8                    | S8   | S8                    | S8  | S8   | S8  | S8  | S8                                   | S24                        |  |
| *   | County Fairgrounds Facility                      |                  |   |                            | P21 S22                         |                       |  |                       |   |  |   |   |                                      |                            |  |
| *   | Fairground                                       |                  |   |                            |                                 |                       |  |                       |   | S  | S   | S   | S                                    | S                          |  |
| 8422  | Zoo/Wildlife Exhibit(2)                          |                  | S9  |                            | S9                              | S                     | S  | S                     |   | S  | S   | S   | S                                    |                            |  |
| 7941  | Stadium/Arena                                    |                  |   |                            |                                 |                       |  |                       |   |  | S   |   |                                      | S                          |  |
| 8221-8222   | College/University(1)                            | P10              | P10   |                            | P10 C11 S18                     | P10 C11 S18           | P10 C11 S  | P10 C11 S             | P10 C11 S   | P  | P   | P   | P                                    | P                          |  |
| *   | Zoo Animal Breeding Facility                     | P16              | P16   |                            | P16                             |                       |  |                       |   |  |   |   |                                      |                            |  |
| GENERAL CROSS REFERENCES:                             |  |                  | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;<br>Development Standards, see K.C.C. chapters 21A.12 through 21A.30;<br>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;<br>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;<br>(*)Definition of this specific land use, see K.C.C. chapter 21A.06. |                            |                                 |                       |  |                       |   |  |   |   |                                      |                            |  |

## B. Development conditions.

1. Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050.
2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.
3. Except weapons armories and outdoor shooting ranges.
4. Except outdoor shooting range.
5. Only in conjunction with an existing or proposed school.
- 6.a. Limited to no more than three satellite dish antennae.
- b. Limited to one satellite dish antenna.
- c. Limited to tower consolidations.
7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.
8. Except racing of motorized vehicles.
9. Limited to wildlife exhibit.
10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
12. Limited to cogeneration facilities for on-site use only.
13. Excluding impoundment of water using a dam.
14. Limited to facilities that comply with the following:
  - a. Any new diversion structure shall not:
    - (1) exceed a height of eight feet as measured from the streambed; or
    - (2) impound more than three surface acres of water at the normal maximum surface level;
  - b. There shall be no active storage;
  - c. The maximum water surface area at any existing dam or diversion shall not be increased;
  - d. An exceedance flow of no greater than fifty percent in mainstream reach shall be maintained;
  - e. Any transmission line shall be limited to a:
    - (1) right-of-way of five miles or less; and
    - (2) capacity of two hundred thirty KV or less;
  - f. Any new, permanent access road shall be limited to five miles or less; and
  - g. The facility shall only be located above any portion of the stream used by anadromous fish.
15. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C. 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be prohibited. All other uses, including waste water treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. chapter 21A.12.
16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.
17. The following provisions of the table apply only to major communication facilities minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.26.
18. Only for facilities related to resource-based research.
19. Limited to work release facilities associated with natural resource-based activities.
20. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization or reconstruction of a school bus base is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.



21. Only in conformance with the King County Site Development Plan Report, through modifications to the plan of up to ten percent are allowed for the following:

- a. building square footage;
- b. landscaping;
- c. parking;
- d. building height; or
- e. impervious surface.

22. A special use permit shall be required for any modification or expansion of the King County fairgrounds facility that is not in conformance with the King County Site Development Plan Report or that exceeds the allowed modifications to the plan identified in subsection B.21 of this section.

23. The facility shall be primarily devoted to rural public infrastructure maintenance and is subject to the following conditions:

- a. The minimum site area shall be ten acres, unless the facility is a reuse of a public agency yard;
- b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any stockpiling or grinding operations and adjacent residential zoned property;
- c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any office and parking lots and adjacent residential zoned property;
- d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard;
- e. Structural setbacks from property lines shall be as follows:

(1) Buildings, structures and stockpiles used in the processing of materials shall be no closer than:

(a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property;

(b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site;

(c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and

(2) Offices, scale facilities, equipment storage buildings and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line;

f. On-site clearing, grading or excavation, excluding that necessary for required access, roadway or storm drainage facility construction, shall not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and

g. Sand and gravel extraction shall be limited to forty thousand yards per year.

24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit:

- a. motocross;
- b. autocross;
- c. skidpad;
- d. garage;
- e. driving school; and
- f. fire station.

(Ord. 16267 § 24, 2008: 15938 § 2, 2007: Ord. 14808 § 3, 2003: Ord. 14199 § 233, 2001: Ord. 14045 § 17, 2001: Ord. 13129 § 13, 1998: Ord. 13022 § 15, 1998: Ord. 12709 § 2, 1997: Ord. 12596 § 10, 1997: Ord. 11621 § 40, 1994: Ord. 10870 § 337, 1993).

**21A.08.110 Shoreline jurisdiction - permitted uses - exceptions.** The permitted land uses allowed in this chapter are allowed within the shoreline jurisdiction except as amended by K.C.C. 21A.25.100. (Ord. 16985 § 109, 2010).

**21A.08.401 Environment.** Environment, shoreline: the categories of shorelines and shorelands established by the King County shoreline master program to differentiate between areas whose features imply differing objectives regarding their use and future development. (Ord. 16985 § 72, 2010; Ord. 3688 § 218, 1978).

**21A.08.900 Applicability - Ordinance 13694.** Complete applications for segregation submitted prior to January 1, 2000, shall continue to be governed by those ordinances in effect on the date the complete application was submitted. (Ord. 13694 § 93, 1999).